



**Planning, Development
and Transportation**
Transportation Planning
305 Chestnut Street
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DATE: 07. 13.2015

TO: ProTrak

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Transportation Planning

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■ **ANNEX AT THE RESERVE [TRC Plan Review #2]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

1. Please show the location for proposed business sign for this project.
2. If possible, please modify the circular sidewalk to be symmetrical with the existing driveway and wheelchair ramps on the opposite side of Darlington Avenue.

TECHNICAL STANDARDS – PARKING:

1. The proposed parking islands and drive aisles may not be able to adequately accommodate Fire and Rescue vehicles. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [Sec.18-526 CofW LDC]
2. Modify Landscaping islands for the central parking islands to 432 sq. ft. If any of the radius points are modified please maintain at least R20' on the outside islands.
3. The section of 15.5' parking adjacent to Building #4 appears to be using a 4" curb and 2.5' of vehicles overhang to create the 18' parking spaces. These vehicle spaces will not require a Compact Vehicle parking sign. [Detail SD 15-13 CofW Tech Stds]

TECHNICAL STANDARDS – Barrier Free Design:

4. Note/label the plan with spot elevations that clearly indicate the accessible route from the apartment buildings to site amenities, (trash compactor and pool).[Sec. 18-529(b)(2) CofW LDC]

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.